

Washington State Department of **General Administration**

Parking Rates on the Capitol Campus

GA is responsible for the GA-owned and managed parking facilities on the Capitol Campus. By law, GA must charge for parking on campus (RCW 46.08.172). The law also requires GA to take into account local market rates for parking, to reduce subsidization of employee parking, and to help meet commute trip reduction goals.

Effective July 1, 2005, GA is raising rates for zoned and leased spaces by \$5 per month, which will generate \$300,000 per biennium. GA last raised parking rates for the Capitol Campus in 1992.

GA has delayed the effective date to 2005 so that employees have time to prepare and state agencies have time to program the automatic deduction of parking fees into the new state payroll system now under development.

How do the New Rates Compare?

Rates will be \$20 a month for zoned parking and \$25 for leased parking. These fees remain more than 50 percent below the local market average for comparable parking facilities.

This increase partly closes the gap in funding, but we expect future fee increases to be necessary to fully meet state policy. We currently project the need for a significant rate increase in 2006 and more modest increases in 2007 and 2008. Still, these projections keep campus parking more than 15 percent below the local market.

What Do Parkers get for the New Rates?

This increase will go toward covering some of the costs of parking operations and maintenance, and for current repairs and upgrades to the Plaza Garage, including:

- Replacement of the leaking roof to stop water damage to customer vehicles and the structure.
- Structural and seismic repairs and upgrade to make the facility safer.
- Fire and safety upgrades, such as fire sprinkler repairs, security improvements, stairway repairs and ADA upgrades and traffic and pedestrian direction signage.

Future planned projects include:

- Completion of the fifth phase of repairs to the roof of the Plaza Garage (between the Employment Security and Department of Transportation buildings).
- Repaving various surface lots.
- Campus parking security improvements.
- Repairing leaks and upgrading fire safety systems in Natural Resources Building parking garage.
- Seismic improvements to the Transportation Building garage.

Why do Some Employees in other State Offices get Free Parking?

Parking is not "free" to agencies and employees. In most off-campus locations, parking is one of the costs in agency leases, which they pay for either through their operating budget or by charging their employees for parking. At some locations, public employees must pay for parking at metered street spaces or in private surface lots and garages.

GA has no authority over off-campus parking unless we are specifically requested to set rates by the off-campus agency.

Summer, 2004

General Administration is the essential operations partner for state government.
We deliver expertise in a wide array of services for state and public agencies and
oversee stewardship of the Capitol Campus buildings and grounds.

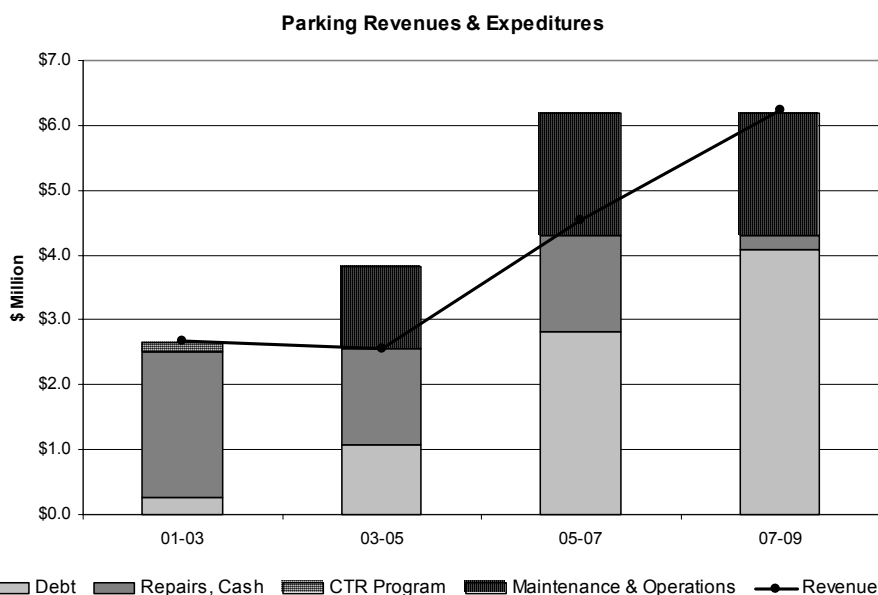
How Can GA Justify a Rate Increase?

The rate increase is necessary to:

Meet Legislative direction that parking fees cover the cost of parking services.

Pay for the maintenance and operation of campus parking facilities, which have been subsidized by agency rent payments and other GA services

Pay for debt obligations related to current and planned improvements to the Plaza Garage and other campus parking facilities.



Historically, parking fees have only covered the debt for the construction of parking facilities and some of the recent repairs. However, we are now faced with new debt from the major repairs and seismic upgrade for the East Plaza Garage. And we have substantial repair and upgrades planned for other campus parking facilities. In addition, parking rental fees have never paid the cost of maintenance and operations (e.g. utilities, security, cleaning, personnel). We estimate these annual costs at \$911,000. In the FY 03-05 Operating Budget, the Legislature directed that the full cost of maintenance, operations and capital reinvestment be covered by parking fees.

Can Parkers have a Say in Future Service Decisions and Rate Increases?

GA is committed to providing quality service at a reasonable price. GA believes that we need a mechanism for providing and receiving feedback on the quality of our parking services. To accomplish this we are committed to creating a Parking Advisory Council. GA representatives would include our Facility Asset Manager for parking facilities, our Parking Office supervisor, and our Commute Trip Reduction coordinator. GA recognizes that customer feedback is a key component for setting service levels and associated rates.

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